

CU-05-12

Development & Engineering
Services

OCT 03 2005

Received

474.22 F

3.2896 Acres

1033.8 FT

1130.1

110 FT

80 FT

16 FT

Mobile Home

10 FT

Sidewalk

50 FT

Dis

364.2 FT

Hwy 21

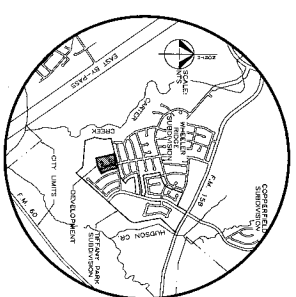
3.78 Acres
Lot 9
Coulter Sub McGee
Lay of fire hose- 210 ft
Zoning – A/O
Flood Plain – NO
Manufactured home
Through cup.



Development & Engineering Services

CERTIFICATION OF PLANNING ADMINISTRATOR
I, THE UNDERSIGNED, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 253, ACTS 1957, AS AMENDED, AND THE STANDARD MAP AND SPECIFICATIONS SET FORTH IN THE ORDINANCE PLAN AND THE STANDARD MAP AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

KEY: RUSSELL
PLANNING ADMINISTRATOR, BRYAN, TEXAS



KEY MAP

GENERAL NOTES:

1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5.
2. ALL BUILDINGS, SETBACK LINES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCES.
3. PARKING AND DECKING REQUIREMENTS HAVE BEEN SATISFIED WITH THE PARK SITE IN PHASE ONE.
4. NO LOT SHALL HAVE DIRECT ACCESS TO EAST OAK HILL DRIVE.
5. THE BOUNDARIES ARE TAKEN FROM THE WARRANTY DEED FROM JERRY R. HODGENS, TRUSTEE TO JOHN A. BRADSHAW, VOLUME 744 PAGE 440.

BRAD KERR, RPLS NO. 4302

CERTIFICATION BY THE ENGINEER
I, THE UNDERSIGNED, ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 253, ACTS 1957, AS AMENDED, AND THE STANDARD MAP AND SPECIFICATIONS SET FORTH IN THE ORDINANCE PLAN AND THE STANDARD MAP AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

MICHAEL G. HESTER, P.E.

FINAL PLAT TIFFANY PARK SUBDIVISION PHASE ELEVEN

BLOCK FOUR, LOTS 1-13
BLOCK FIVE, LOTS 1-13
7.922 ACRES
RECEIVED

RICHARD CARTER LEAGUE A-8
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=50'
FEBRUARY 2, 2005
PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 223-B
COLLEGE STATION, TEXAS 77840
(979) 693-1100
OWNER & DEVELOPER:
DEAN SCHIEFFER
SCHIEFFER CORP.
2103 TABOR ROAD
BRYAN, TEXAS 77801
(979) 266-9403

CURVE	DELTA	ARC	TANGENT	BEARING	CHORD
C1	92.00°	45.35	52.04	S 52.05° E	36.07
C2	25.00	87.73	38.25	S 38.25° E	34.63
C3	25.00	88.34	38.65	S 38.65° E	34.63
C4	25.00	88.34	38.65	S 38.65° E	34.63
C5	25.00	88.34	38.65	S 38.65° E	34.63
C6	25.00	88.34	38.65	S 38.65° E	34.63
C7	25.00	88.34	38.65	S 38.65° E	34.63
C8	25.00	88.34	38.65	S 38.65° E	34.63
C9	25.00	88.34	38.65	S 38.65° E	34.63
C10	25.00	88.34	38.65	S 38.65° E	34.63
C11	25.00	88.34	38.65	S 38.65° E	34.63
C12	25.00	88.34	38.65	S 38.65° E	34.63
C13	25.00	88.34	38.65	S 38.65° E	34.63
C14	25.00	88.34	38.65	S 38.65° E	34.63
C15	25.00	88.34	38.65	S 38.65° E	34.63
C16	25.00	88.34	38.65	S 38.65° E	34.63
C17	25.00	88.34	38.65	S 38.65° E	34.63
C18	25.00	88.34	38.65	S 38.65° E	34.63

CERTIFICATION BY THE COUNTY CLERK
I, THE UNDERSIGNED, COUNTY CLERK OF THE COUNTY OF BRAZOS, HEREBY CERTIFY THAT THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 253, ACTS 1957, AS AMENDED, AND THE STANDARD MAP AND SPECIFICATIONS SET FORTH IN THE ORDINANCE PLAN AND THE STANDARD MAP AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

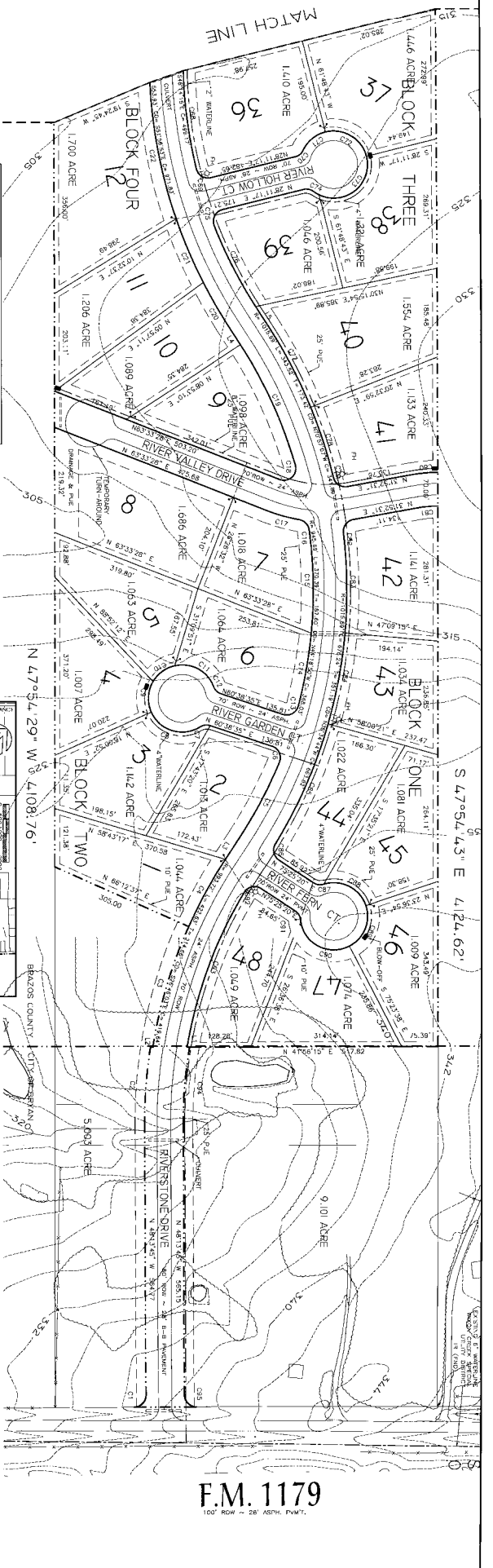
DEAN SCHIEFFER, PRESIDENT
SCHIEFFER CORP.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF:
REVIEW ONLY
MICHAEL G. HESTER, P.E.
7.26.5

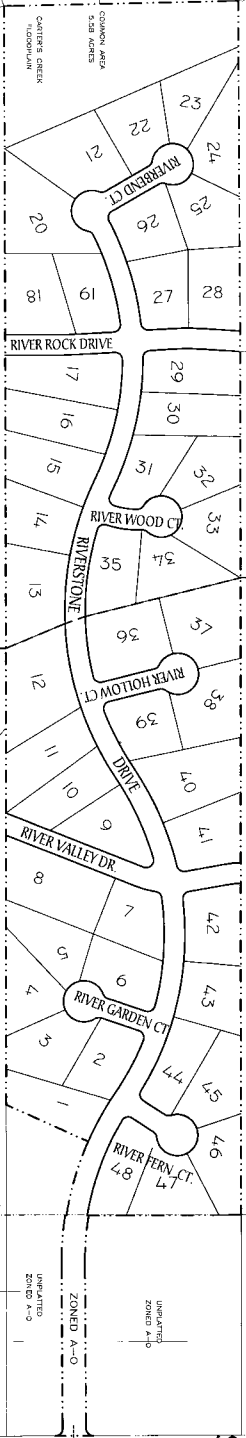
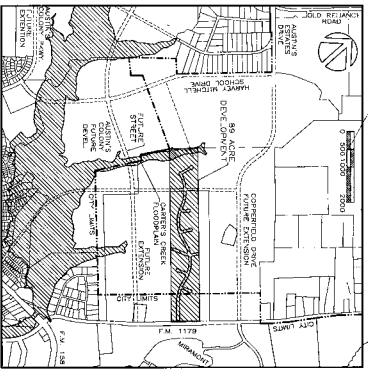
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

CITY PLANNING COMMISSION, BRYAN, TEXAS

THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 253, ACTS 1957, AS AMENDED, AND THE STANDARD MAP AND SPECIFICATIONS SET FORTH IN THE ORDINANCE PLAN AND THE STANDARD MAP AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.



- GENERAL NOTES:**
- 1) MINIMUM LOT SIZE: 5 ONE ACRE;
 - 2) NO DRIVEWAY ACCESS IS ALLOWED ALONG F.M. 1179;
 - 3) THE 12" WATERLINE WILL BE EXTENDED TO ADJACENT'S PROPERTY;
 - 4) PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL;
 - 5) CUL-DE-SAC RADIUS;
 - 6) CITY 50' PAVEMENT TO ROW;
 - 7) ALL LOTS WILL HAVE A MINIMUM 10-FOOT PUBLIC UTILITY EASEMENT ALONG THE BACK AND SIDES AND 25-FOOT PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROW;
 - 8) SETBACK LINES WILL COMPLY WITH ALL CITY AND COUNTY SUBDIVISION ORDINANCES;
 - 9) THE LOTS IN THE CITY LIMITS WILL NOT BE DEDED UNTIL A CITY SANITARY SEWER MAIN IS EXTENDED TO THE TRACT;
 - 10) TEMPORARY TURNAROUNDS WILL BE PROVIDED AT ONE END OF EASTWOOD DRIVE AND TWO WILL BE PROVIDED AT EASTWOOD DRIVE.



MASTER PRELIMINARY PLAN RIVERSTONE SUBDIVISION 74.990 ACRES

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' SEPTEMBER 29, 2005

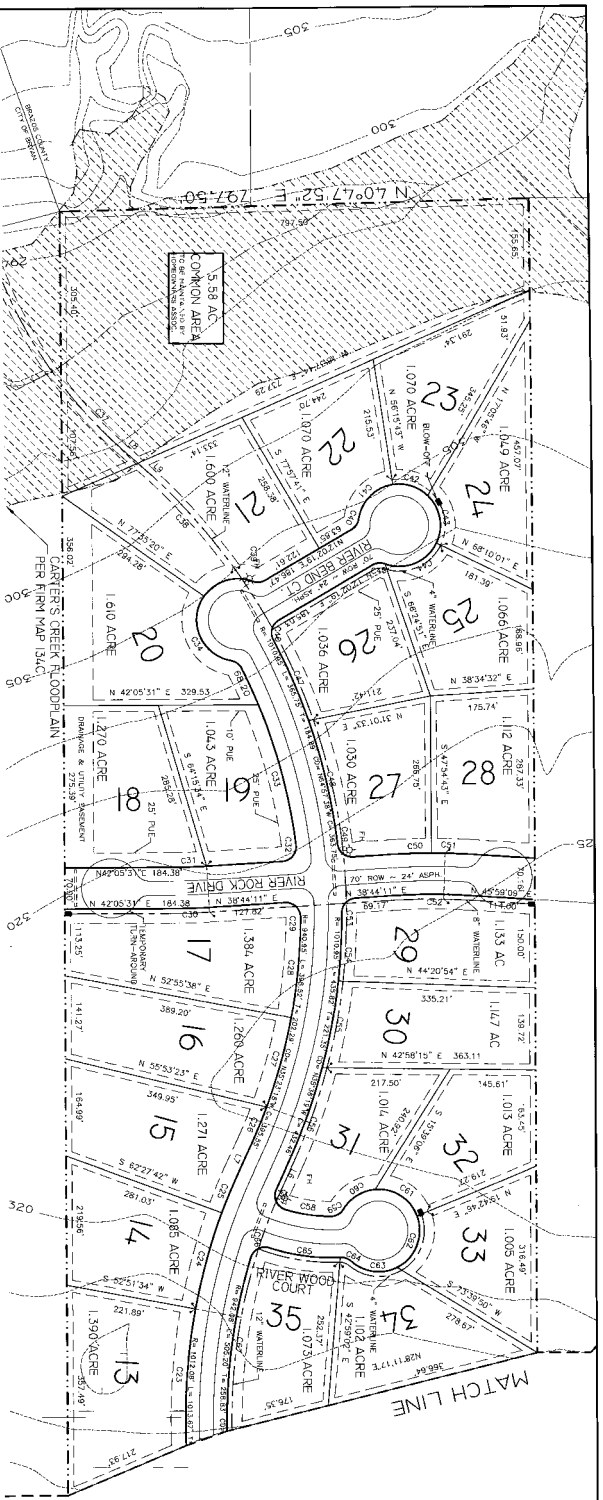
PROPERTY OWNER:
DEAN SCHIEFFER, MANAGING PARTNER
1179 JOINT VENTURE I, L.P.
2103 TABOR ROAD
BRYAN, TEXAS 77803
979-778-9511

SURVEYOR:
BRAD KERR, R.P.L.S.
505 CHURCH STREET
COLLEGE STATION, TEXAS 77841
979-268-3195

PREPARED BY:
MICHAEL HESTER, P.E.
HESTER ENGINEERING, COMP.
7607 EASTMARK DRIVE, SUITE
COLLEGE STATION, TEXAS 77840
979-693-1100

F.M. 1179
100' ROW ~ 28' ASPH. PAVT.

Received
OCT 6 2005
Development & Engineering
Services



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 41°36'15" E	5.07
L2	S 4°34'05" E	5.07
L3	S 80°28'28" E	5.07
L4	S 80°28'28" E	5.07
L5	S 22°15'07" E	5.07
L6	S 22°15'07" E	5.07
L7	S 22°15'07" E	5.07
L8	S 22°15'07" E	5.07
L9	S 22°15'07" E	5.07
L10	S 22°15'07" E	5.07

LINE TABLE

LINE	BEARING	DISTANCE
C1	N 03°08'45" E	33.41
C2	S 31°32'32" E	262.29
C3	S 31°32'32" E	262.29
C4	S 31°32'32" E	262.29
C5	S 31°32'32" E	262.29
C6	S 31°32'32" E	262.29
C7	S 31°32'32" E	262.29
C8	S 31°32'32" E	262.29
C9	S 31°32'32" E	262.29
C10	S 31°32'32" E	262.29
C11	S 31°32'32" E	262.29
C12	S 31°32'32" E	262.29
C13	S 31°32'32" E	262.29
C14	S 31°32'32" E	262.29
C15	S 31°32'32" E	262.29
C16	S 31°32'32" E	262.29
C17	S 31°32'32" E	262.29
C18	S 31°32'32" E	262.29
C19	S 31°32'32" E	262.29
C20	S 31°32'32" E	262.29
C21	S 31°32'32" E	262.29
C22	S 31°32'32" E	262.29
C23	S 31°32'32" E	262.29
C24	S 31°32'32" E	262.29
C25	S 31°32'32" E	262.29
C26	S 31°32'32" E	262.29
C27	S 31°32'32" E	262.29
C28	S 31°32'32" E	262.29
C29	S 31°32'32" E	262.29
C30	S 31°32'32" E	262.29
C31	S 31°32'32" E	262.29
C32	S 31°32'32" E	262.29
C33	S 31°32'32" E	262.29
C34	S 31°32'32" E	262.29
C35	S 31°32'32" E	262.29
C36	S 31°32'32" E	262.29
C37	S 31°32'32" E	262.29
C38	S 31°32'32" E	262.29
C39	S 31°32'32" E	262.29
C40	S 31°32'32" E	262.29
C41	S 31°32'32" E	262.29
C42	S 31°32'32" E	262.29
C43	S 31°32'32" E	262.29
C44	S 31°32'32" E	262.29
C45	S 31°32'32" E	262.29
C46	S 31°32'32" E	262.29
C47	S 31°32'32" E	262.29
C48	S 31°32'32" E	262.29
C49	S 31°32'32" E	262.29
C50	S 31°32'32" E	262.29
C51	S 31°32'32" E	262.29
C52	S 31°32'32" E	262.29
C53	S 31°32'32" E	262.29
C54	S 31°32'32" E	262.29

LINE TABLE

LINE	BEARING	DISTANCE
C55	N 03°08'45" E	33.41
C56	S 31°32'32" E	262.29
C57	S 31°32'32" E	262.29
C58	S 31°32'32" E	262.29
C59	S 31°32'32" E	262.29
C60	S 31°32'32" E	262.29
C61	S 31°32'32" E	262.29
C62	S 31°32'32" E	262.29
C63	S 31°32'32" E	262.29
C64	S 31°32'32" E	262.29
C65	S 31°32'32" E	262.29
C66	S 31°32'32" E	262.29
C67	S 31°32'32" E	262.29
C68	S 31°32'32" E	262.29
C69	S 31°32'32" E	262.29
C70	S 31°32'32" E	262.29
C71	S 31°32'32" E	262.29
C72	S 31°32'32" E	262.29
C73	S 31°32'32" E	262.29
C74	S 31°32'32" E	262.29
C75	S 31°32'32" E	262.29
C76	S 31°32'32" E	262.29
C77	S 31°32'32" E	262.29
C78	S 31°32'32" E	262.29
C79	S 31°32'32" E	262.29
C80	S 31°32'32" E	262.29
C81	S 31°32'32" E	262.29
C82	S 31°32'32" E	262.29
C83	S 31°32'32" E	262.29
C84	S 31°32'32" E	262.29
C85	S 31°32'32" E	262.29
C86	S 31°32'32" E	262.29
C87	S 31°32'32" E	262.29
C88	S 31°32'32" E	262.29
C89	S 31°32'32" E	262.29
C90	S 31°32'32" E	262.29
C91	S 31°32'32" E	262.29
C92	S 31°32'32" E	262.29
C93	S 31°32'32" E	262.29
C94	S 31°32'32" E	262.29
C95	S 31°32'32" E	262.29
C96	S 31°32'32" E	262.29
C97	S 31°32'32" E	262.29
C98	S 31°32'32" E	262.29
C99	S 31°32'32" E	262.29
C100	S 31°32'32" E	262.29

LINE TABLE

LINE	BEARING	DISTANCE
C101	N 03°08'45" E	33.41
C102	S 31°32'32" E	262.29
C103	S 31°32'32" E	262.29
C104	S 31°32'32" E	262.29
C105	S 31°32'32" E	262.29
C106	S 31°32'32" E	262.29
C107	S 31°32'32" E	262.29
C108	S 31°32'32" E	262.29
C109	S 31°32'32" E	262.29
C110	S 31°32'32" E	262.29
C111	S 31°32'32" E	262.29
C112	S 31°32'32" E	262.29
C113	S 31°32'32" E	262.29
C114	S 31°32'32" E	262.29
C115	S 31°32'32" E	262.29
C116	S 31°32'32" E	262.29
C117	S 31°32'32" E	262.29
C118	S 31°32'32" E	262.29
C119	S 31°32'32" E	262.29
C120	S 31°32'32" E	262.29
C121	S 31°32'32" E	262.29
C122	S 31°32'32" E	262.29
C123	S 31°32'32" E	262.29
C124	S 31°32'32" E	262.29
C125	S 31°32'32" E	262.29
C126	S 31°32'32" E	262.29
C127	S 31°32'32" E	262.29
C128	S 31°32'32" E	262.29
C129	S 31°32'32" E	262.29
C130	S 31°32'32" E	262.29
C131	S 31°32'32" E	262.29
C132	S 31°32'32" E	262.29
C133	S 31°32'32" E	262.29
C134	S 31°32'32" E	262.29
C135	S 31°32'32" E	262.29
C136	S 31°32'32" E	262.29
C137	S 31°32'32" E	262.29
C138	S 31°32'32" E	262.29
C139	S 31°32'32" E	262.29
C140	S 31°32'32" E	262.29

LINE TABLE

LINE	BEARING	DISTANCE
C141	N 03°08'45" E	33.41
C142	S 31°32'32" E	262.29
C143	S 31°32'32" E	262.29
C144	S 31°32'32" E	262.29
C145	S 31°32'32" E	262.29
C146	S 31°32'32" E	262.29
C147	S 31°32'32" E	262.29
C148	S 31°32'32" E	262.29
C149	S 31°32'32" E	262.29
C150	S 31°32'32" E	262.29
C151	S 31°32'32" E	262.29
C152	S 31°32'32" E	262.29
C153	S 31°32'32" E	262.29
C154	S 31°32'32" E	262.29
C155	S 31°32'32" E	262.29
C156	S 31°32'32" E	262.29
C157	S 31°32'32" E	262.29
C158	S 31°32'32" E	262.29
C159	S 31°32'32" E	262.29
C160	S 31°32'32" E	262.29
C161	S 31°32'32" E	262.29
C162	S 31°32'32" E	262.29
C163	S 31°32'32" E	262.29
C164	S 31°32'32" E	262.29
C165	S 31°32'32" E	262.29
C166	S 31°32'32" E	262.29
C167	S 31°32'32" E	262.29
C168	S 31°32'32" E	262.29
C169	S 31°32'32" E	262.29
C170	S 31°32'32" E	262.29
C171	S 31°32'32" E	262.29
C172	S 31°32'32" E	262.29
C173	S 31°32'32" E	262.29
C174	S 31°32'32" E	262.29
C175	S 31°32'32" E	262.29
C176	S 31°32'32" E	262.29
C177	S 31°32'32" E	262.29
C178	S 31°32'32" E	262.29
C179	S 31°32'32" E	262.29
C180	S 31°32'32" E	262.29

LINE TABLE

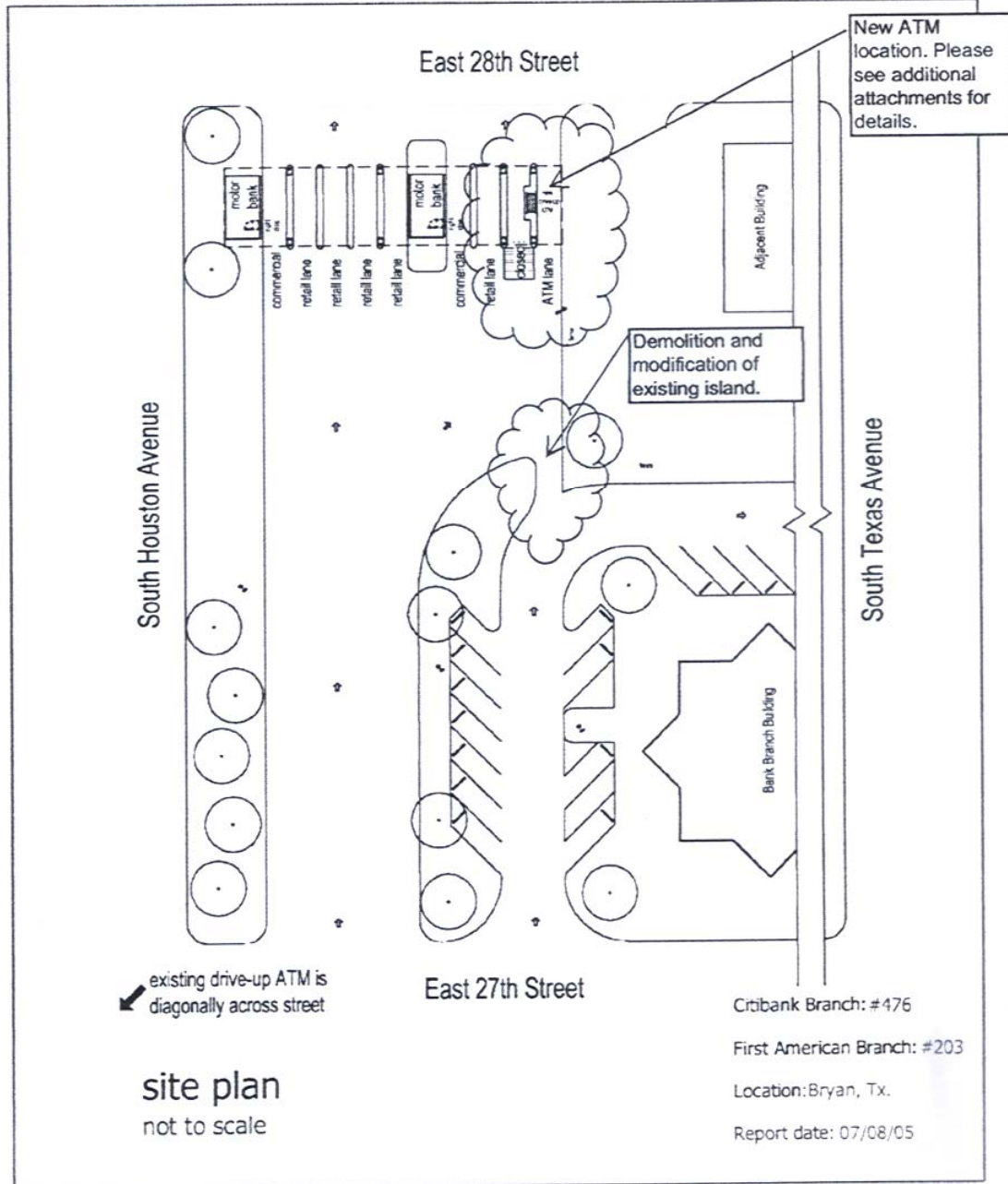
LINE	BEARING	DISTANCE
C181	N 03°08'45" E	33.41
C182	S 31°32'32" E	262.29
C183	S 31°32'32" E	262.29
C184	S 31°32'32" E	262.29
C185	S 31°32'32" E	262.29
C186	S 31°32'32" E	262.29
C187	S 31°32'32" E	262.29
C188	S 31°32'32" E	262.29
C189	S 31°32'32" E	262.29
C190	S 31°32'32" E	262.29
C191	S 31°32'32" E	262.29
C192	S 31°32'32" E	262.29
C193	S 31°32'32" E	262.29
C194	S 31°32'32" E	262.29
C195	S 31°32'32" E	262.29
C196	S 31°32'32" E	262.29
C197	S 31°32'32" E	262.29
C198	S 31°32'32" E	262.29
C199	S 31°32'32" E	262.29
C200	S 31°32'32" E	262.29
C201	S 31°32'32" E	262.29
C202	S 31°32'32" E	262.29
C203	S 31°32'32" E	262.29
C204	S 31°32'32" E	262.29
C205	S 31°32'32" E	262.29
C206	S 31°32'32" E	262.29
C207	S 31°32'32" E	262.29
C208	S 31°32'32" E	262.29
C209	S 31°32'32" E	262.29
C210	S 31°32'32" E	262.29

LINE TABLE

LINE	BEARING	DISTANCE
C211	N 03°08'45" E	33.41
C212	S 31°32'32" E	262.29
C213	S 31°32'32" E	262.29
C214	S 31°32'32" E	262.29
C215	S 31°32'32" E	262.29
C216	S 31°32'32" E	262.29
C217	S 31°32'32" E	262.29
C218	S 31°32'32" E	262.29
C219	S 31°32'32" E	262.29
C220	S 31°32'32" E	262.29
C221	S 31°32'32" E	262.29
C222	S 31°32'32" E	262.29
C223	S 31°32'32" E	262.29
C224	S 31°32'32" E	262.29
C225	S 31°32'32" E	262.29
C226	S 31°32'32" E	262.29
C227	S 31°32'32" E	262.29
C228	S 31°32'32" E	262.29
C229	S 31°32'32" E	262.29
C230	S 31°32'32" E	262.29
C231	S 31°32'32" E	262.29
C232	S 31°32'32" E	262.29
C233	S 31°32'32" E	262.29
C234	S 31°32'32" E	262.29
C235	S 31°32'32" E	262.29
C236	S 31°32'32" E	262.29
C237	S 31°32'32" E	262.29
C238	S 31°32'32" E	262.29
C239	S 31°32'32" E	262.29
C240	S 31°32'32" E	262.29

MASTER PRELIMINARY PLAN
 RIVERSTONE SUBDIVISION
 74.990 ACRES
 JOHN AUSTIN LEAGUE, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=100' SEPTEMBER 29, 2005
 DEAN SCHEFFER, MANAGING PARTNER
 1179 JOINT VENTURE I, LP
 2103 TABOR ROAD
 BRYAN, TEXAS 77803
 979-778-9511
 SURVEYOR:
 BRAD KERR, R.L.S.
 505 CHURCH STREET
 COLLEGE STATION, TEXAS 77841
 979-268-5195
 PREPARED BY:
 MICHAEL, HESTER, P.E.
 HESTER ENGINEERING COMPANY
 7607 EASTMARK DRIVE, SUITE 253-B
 COLLEGE STATION, TEXAS 77840
 979-693-1100
 SHEET 2 OF 2 SHEETS

Received
 OCT 04 2005
 Development & Engineering
 Services



citibank

exhibit E
option 4

moran & murphy
mm
ARCHITECTS, P.C.

ARCHITECTURE
INTERIOR
PLANNING
4501 Sares Avenue
Dallas, Tx 75214
Fax (214) 541-4322
Phone (214) 541-4307

Received

OCT 05 2005

Development & Engineering
Services

